

Marion County

Board of County Commissioners

Planning and Zoning

Action Summary

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

Monday, December 15, 2025

**1:30 PM McPherson Governmental Campus
Auditorium**

The Marion County Board of County Commissioners welcomes you to its Planning and Zoning meeting. All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
1:30 PM ROLL CALL
ANNOUNCEMENTS**

Present Chairman Carl Zalak III, Commissioner Craig Curry, Commissioner Michelle Stone, and Vice Chair Matt McClain
Absent Commissioner Kathy Bryant

1. PLANNING & ZONING - REQUEST PROOF OF PUBLICATION (AT 1:30PM):

Present Cover Documents from Planning and Zoning Commission Public Hearing

1.1. Planning and Zoning Consent Items:

- 1.1.1. 251201SU - Dan Ausley, On Behalf of the Property Owner 4 C Family Trust LLC, Special Use Permit to Allow for a New 185' Monopole Telecommunication Tower and Associated Ground Equipment, in a Community Business (B-2) Zone, 20.0 Acre Parcel, Parcel Account Number 16066-002-01, No Address Assigned**

Motion by Vice Chair McClain, second by Commissioner Curry, to approve 1.1.1. agenda item. The motion carried 4 / 0.

1.2. Planning and Zoning Items for Individual Consideration:

- 1.2.1. 251202SU - Lisa Silvestri-Casey, On Behalf of Geraldine Silvestri, Special Use Permit to Allow for a Home Occupation for Pet Grooming of Up to Sixty Domestic Animals, in a General Agriculture (A-1) Zone, 2.80 Acre Parcel, Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476**

Motion by Commissioner Stone, second by Vice Chair McClain, to approve 1.2.1. agenda item. The motion carried 4 / 0.

- 1.2.2. 251203SU - Scott Adams & Dianne Lapum, Special Use Permit to Allow for Indoor Simunition Training Within an Enclosed Metal Structure, in a General Agriculture (A-1) Zone, 6.51 Acre Parcel, Parcel Account Number 03823-000-00, 4243 NE 175th Street Road, Citra FL 32113**

Commissioner Bryant joined the meeting.

Motion by Vice Chair McClain, second by Commissioner Stone, to approve 1.2.2. agenda item. The motion carried 5 / 0.

- 1.2.3. 251204SU -Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.46 Acre Parcel, Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482**

Motion by Commissioner Stone, second by Commissioner Curry, to approve 1.2.3. and 1.2.4. agenda items. The motion 5 / 0.

1.2.4. 251205SU - Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.25 Acre Parcel, Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482

1.2.5. 251206SU - JRB Property Management, LLC, Special Use Permit for On-Site Sale and Consumption of Alcoholic Beverages Within 1,000 Feet of A Church, School, or Public Park, in a Regional Business (B-4) Zone, 0.21 Acre Parcel, Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179

Approve with all waivers and conditions needed. Including conditions for operation time from 10:00 a.m. to 12:00 a.m. seven days a week, providing buffering between the pillars, the garbage area being concealed and enclosed, and added conditions for parking (chain off septic tank area to restrict parking).

Motion by Vice Chair McClain, second by Commissioner Bryant, to approve 1.2.5. agenda item. The motion carried 4 / 1.

1.3. Adoption of Ordinance